



PRAYAGRAJ DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 17 Mar 2023

FILE No. : PDA/LD/22-23/0748

Site Address : Part of Arazi No. 768 Mauza Andawa, Jhunsi, Tehsil - Phulpur, Prayagraj
PERMIT NO. : Plotted Resi development / Plotted Housing/01893/PDA/LD/22-23/0748/01122022
USE : Residential
SCHEME : Not Applicable
PROPERTY : Gata/ ARAZI No.: Part of Arazi No
768, Jhunsi Andawa
LandMark: Andawa
Revenue Village: Andawa
Tehsil: Phulpur
District: Prayagraj
NAME : Gulab Singh Bela Singh Charitable
Trust, Prateek Singh
ADDRESS : Vill - Andawa,Jhunsi,Prayagraj,Uttar Pradesh

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **16 Mar 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. According to the provisions of Section 15A (1) of U.P. Town Planning and Development Act, 1973, consumption/occupation will be done only after receipt of the completion certificate. It is necessary to get the completion certificate after completing the process.
2. This approval will be in the form of Provisional approval. After completion of construction / development work, and obtaining the 'completion certificate This campus can be put to actual use.
3. It will be mandatory to put a board of 4x3 feet on the site and mark the details related to the map approved by the authority, in which the name of the architect / engineer's firm will also be mentioned.
4. Relevant land layout map has only 46 residential under total area 8224.48 sqm (Net plot area 3845.03 sq. m.) and 03 commercial plots are proposed as C1, C2, C3 (area 249.95 sq. m.) subdivision of the plots will not be allowed.
5. Residential Plot No.-13 (Area 83.94 Sq.m.) and Plot No.-14 (Area 83.31 Sq.m.) created in previous approved plan map number-PDA/LD/21-22/0205 dated August 17, 2022 has been deleted . The sale and purchase of the said plot will be completely prohibited.
6. The area fixed for the park is 1280.55 Sq. But the construction / development work of the park will be binding and no permanent / temporary construction is allowed in the park area.
7. Construction of garbage collection site as shown in the layout map will be necessary and the garbage center will not be covered.
8. There is a provision of STP for sewer treatment in the approved layout plan, which is always the responsibility of the developer / resident welfare society to keep it functional.
9. The load and connection for power supply will be got approved by the land owner/developer from UP Purvanchal Vidyut Vitran Nigam Limited at his own expense.
10. Literally compliance with the affidavits (22AE 921273 dated 01.10.2021 and 22AE 921274 dated 01.10.2021) regarding approval of land layout map shall be binding
11. It will be the responsibility of the applicant/developer to shift the bridge passing through the premises.
12. According to the landscape at the site, plantation will be done at a distance of 10.00-10.00 meters on both sides of the road.
13. After completing the work of Rainwater Harvesting as per the standard, it will be mandatory to obtain no-objection from the Executive Engineer, Ground Water Department (Irrigation Department). After that the

deposited FDR (Bank of India dated 06.08.2022) will be released.

14. It will be necessary for every land owner to connect rain water to the main line through pipe while developing rainwater harvesting system in the building.

15. It will be necessary to get the completion certificate after completing all the internal development at the site according to the project.

16. All the internal development works at the site like leveling of land, construction of rainy drains and drains, construction of internal roads, construction of tube well, arrangement of electric pole and power supply, development of sewer, septic tank and park etc. completed as per standard. Completion certificate has to be obtained.

17. As security of internal development, 20% of Salable land (820.76 Sqm) of the entire area of the scheme has been mortgaged in favor of Prayagraj Development Authority, mortgage deed in the office of Deputy Registrar-Phulpur, dated 11.08.2022 has been registered. The mortgaged plots are respectively plot no.-2, 3, 4, 5, 6, 7 and 15, 16, 33, 34 and a commercial plot of 82.72 sqm. is of The sale of the mortgaged land will be released by the authority as per rules only after the internal development work is completed. Only after that the plot can be sold by the applicant/developer.

18. The provisions of Labor Act, National Safety Council will have to be followed in construction/development works.

19. Every plot holder will have to obtain the approval of the map from Prayagraj Development Authority as per the building construction and development bye-laws by applying on the NHAI portal and will have to pay the effective charges payable at that time.

20. Executive Engineer, Jalkal Department, Municipal Corporation Prayagraj's no-objection letter D0/82/JKV/Investigational/21 dated 23.09.2021, Chief Engineer, Municipal Corporation Prayagraj's no objection letter-443/VVB/2021 dated 22.09.2021 literally to be complied.

21. After the completion of all the construction/development work in the scheme, after obtaining the completion certificate from Prayagraj Development Authority, it will be the responsibility of the applicant/developer to transfer it to the concerned local body as per rules.

22. The applicant/developer will have the responsibility to hand over the Resident Welfare Association for maintenance as per the scheme rules.

23. Approved layout map will have to upload on the site of the UPRERA. It will be necessary to strictly comply with all the terms and conditions.

24. After the completion of the construction, no dues certificate should also be obtained from the office of the Deputy Labor Commissioner and also made available in the authority.

25. Government orders and rules issued at various times will have to be followed and if the authority levies any fee, it will have to be submitted to the party.

26. This letter of acceptance is for a period of five years only.

27. If any important information has been hidden or wrong information has been given by the applicant, then the map will be liable to be canceled under section 15 (9) of the Uttar Pradesh Town Planning and Development Act 1973.

28. No objection letter No. 1132/ST-Check Report-2021 dated September 03, 2021 has been received from Deputy District Magistrate-Phulpur, Prayagraj regarding confirmation of ownership and land occupation.

29. In respect of ownership, if it is done by any court or agency, then all the liability will be of the

applicant/developer.

30. Land ownership is not determined by the PDA, nor does the right of land ownership come from the approval of the map. Prayagraj Development Authority is not an institution/agency to settle disputes regarding ownership. In future, the decision taken by the competent level/court regarding land ownership will be binding on the applicant/developer.

31. At the time of construction of the house, it should also be kept in mind that the Indian Electricity Act 1956 (Indian Electricity Rules 1965) Rule 82 should not be violated in any case. If such cases are found in the knowledge of the Development Authority, it can stop or get such construction removed

32. Previously sanctioned lay-out map no-PDA/LD21-22/0205 Dated 17-08-2022 will be considered as cancelled and will be not in any use.

PRAYAGRAJ DEVELOPMENT AUTHORITY